006.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,134,200	/	1,134,200
USE VALUE:	1,134,200	/	1,134,200
ASSESSED:	1,134,200	/	1,134,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLOMON JOSHUA LORE
Owner 2:	LAPOLICE EMILY MARIE
Owner 3:	
Street 1:	22 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOLOMON JOSHUA LORE ETAL -
Owner 2:	SOLOMON JAMES & BARBARA L -
Street 1:	22 FREEMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Stucco Exterior and 3256 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	669,000	9,200	456,000	1,134,200
Total Card	0.115	669,000	9,200	456,000	1,134,200
Total Parcel	0.115	669,000	9,200	456,000	1,134,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.40 | /Parcel: 348.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	5719
GIS Ref	
GIS Ref	
Insp Date	10/21/17

!602!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	505,300	9200	5,000.	456,000	970,500	970,500	Year End Roll	12/18/2019
2019	101	FV	375,000	9400	5,000.	484,500	868,900	868,900	Year End Roll	1/3/2019
2018	101	FV	374,100	8100	5,000.	353,400	735,600	735,600	Year End Roll	12/20/2017
2017	101	FV	374,100	8100	5,000.	307,800	690,000	690,000	Year End Roll	1/3/2017
2016	101	FV	374,100	8100	5,000.	262,200	644,400	644,400	Year End	1/4/2016
2015	101	FV	347,600	8200	5,000.	256,500	612,300	612,300	Year End Roll	12/11/2014
2014	101	FV	347,600	8200	5,000.	210,900	566,700	566,700	Year End Roll	12/16/2013
2013	101	FV	347,600	8200	5,000.	200,600	556,400	556,400		12/13/2012

PRINT

Date	Time
12/10/20	16:21:24

LAST REV

Date	Time
09/29/20	12:27:48

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 602

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOMON JAMES &	74857-356	1	6/10/2020	Convenience	1	No	No		
SHANKAR TARA/ET	73761-534	1	12/4/2019		1,295,000	No	No		
MCTAGUE THERESA	29484-137		12/7/1998		319,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2009	1135	Addition	200,000			G	GROWTH	2 STORY 19X25 ADDI
5/6/1999	256	Redo Kit	14,000	C				REMODEL KIT/BATHS
8/3/1998	513	Manual	3,000	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
10/21/2017	MEAS&NOTICE	HS	Hanne S
2/9/2010	Info Fm Prmt	BR	B Rossignol
4/4/2009	Meas/Inspect	197	PATRIOT
4/18/2001	Inspected	PM	Peter M
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05729246
Const Adj.:	1.16643345
Adj $ / SQ:	160.324
Other Features:	136391
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701310
Depreciation:	32260
Depreciated Total:	669049

COMMENTS

SMALL UAT FINISHED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

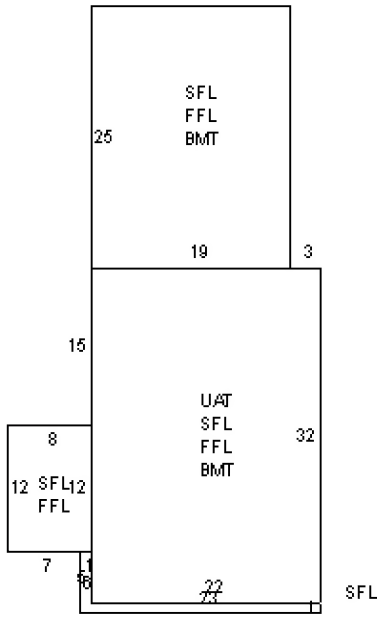
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.36
Special Features:	0	Val/Su Net:	173.99
Final Total:	669000	Val/Su SzAd	259.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,303	160.320	208,902
FFL	First Floor	1,275	160.320	204,413
BMT	Basement	1,179	66.130	77,972
UAT	Upper Attic	88	112.230	9,876

Net Sketched Area:	3,845			Total:	501,163
Size Ad	2578	Gross Are	4461	FinArea	3256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	50	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	12X20	G	GD	2009	34.95	T	6	101			7,900			7,900
19	Patio	D	Y	1	20X22	A	AV	2009	3.10	T	8	101			1,300			1,300

More:	N	Total Yard Items:	9,200	Total Special Featues:		Total:	9,200